

# SALE OR LEASE

## FORMER CAR DEALERSHIP/RETAIL OPPORTUNITY

### PRIME LOCATION



1-2 Boston Post Road, Milford, CT

**1 Boston Post Rd:** First Level 10,874 SF  
Lower Level: 9,538 SF  
Total 20,412 SF

**2 Boston Post Rd:** First Floor 2,220 SF

**Land Area:** 1.94 – 1 Boston Post Rd  
.53 – 2 Boston Post Rd  
**Total:** 2.47 Acres

**Additional Land:** 2.42 Acres – available on long term lease

**Built:** 1990

**Overhead Doors:** 3 Lower Level

**Average Daily Traffic Count:** 15,821

**Location:** Easy access I-95 Exit 35 & 36

**Utilities:** HVAC/ Gas Heat

**Sprinkler System:** Wet System

**Taxes** **1 Boston Post Rd:** \$47,721.88  
**2 Boston Post Rd:** \$14,663.10

**Zone CDD-3 Uses:** retail, commercial garage,  
gas station, vehicle repair and/or service  
car wash, offices for business, restaurants

**Sale Price:** Upon Request

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Coldwell Banker Commercial Realty  
355 Riverside Ave  
Westport, CT 06880

203-831-4187 (O)  
203-257-0032 (C)



# LOCATION, LOCATION, LOCATION

## 1-2 Boston Post Road, Milford, CT



|                | Population | Households: | Median Household Income |
|----------------|------------|-------------|-------------------------|
| Within 3 Miles | 51,207     | 20,895      | \$89,166                |
| Within 1 Mile  | 8,666      | 3,783       | \$78,250                |



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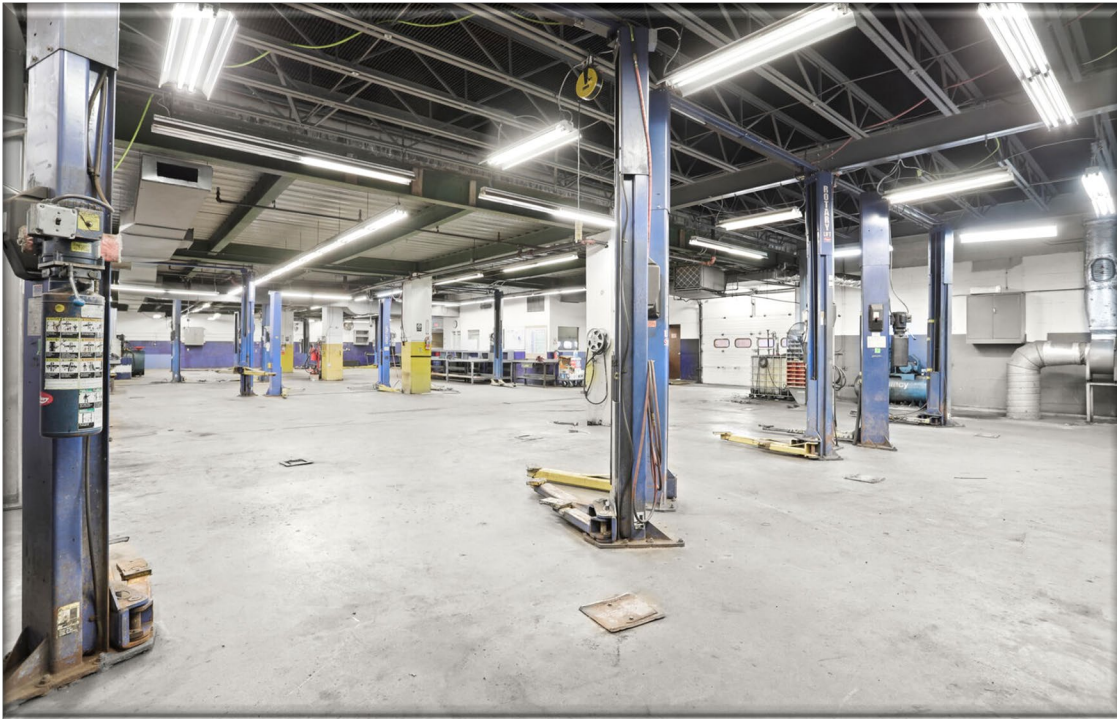
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